

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**JULY 26, 2021**  
**DA-2021-080245; GF-2021-103644**  
**303 W. 14<sup>TH</sup> STREET**

**PROPOSAL**

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Demolish a ca. 1925 house.

**ARCHITECTURE**

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Front-gabled bungalow clad in wood siding, with a partial-width gabled porch with wood box columns. Wood elements characteristic of the Craftsman style include knee braces, brackets, and exposed rafter tails. The house has single and paired 1:1 wood windows. A second-story addition, constructed ca. 2003, is set back from the façade and has a similar design, materials, roof form and pitch, and decorative details as the house.

**RESEARCH**

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The house at 303 W. 14<sup>th</sup> St. was built in the 1920s and initially occupied by a series of renters. Subsequently, its history is connected to neighboring properties at 1308 Lavaca and 301 W. 14<sup>th</sup> streets. Dale Laurin Elsner, Sr. (1909–1984) and Lula Mae Swenson Elsner (1913–1947) lived in the house around 1939–1941, during which time they operated D.L. Elsner’s Service Station at 1308 Lavaca St. This is believed to be an earlier service station on that tract, rather than the existing building that was constructed ca. 1950.

John Marvin Davis, Sr. (1902–1987) and Eula Mae Davis (1905–1981) owned the house during the 1950s. John Davis was involved with two businesses. Raven Plumbing Company was founded by the 1920s and located at 1403 Lavaca St. John and his brother Irvin Davis were both employed as plumbers at Raven Company in 1930. John Davis took over ownership and operation of the business in 1941, by which time it had relocated to 1606 ½ Lavaca St. By 1949, he moved both his home and the business into this house. In the mid-1950s, John Davis took over another business, Davis Cash Grocery and Market. It was previously operated by Joseph A. Davis (1912–1990) and located at 1401 Lavaca St. John and Joseph Davis appear to be cousins. The commercial building next to the house at 301 W. 14<sup>th</sup> St. was completed ca. 1953, and the 1955 city directory lists it as Davis Cash Grocery and Market at that address, in association with John Davis’s name. There is not known to be any relation between this family or business and the Nelson Davis & Son wholesale grocery business.

**PROPERTY EVALUATION**

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The [Historic Resources Survey for Old Austin Neighborhood Association](#) (HHM, Inc., 2020) lists the property as eligible for listing in the National Register of Historic Places for its architecture but ineligible for designation as a historic landmark.

*Designation Criteria—Historic Landmark*

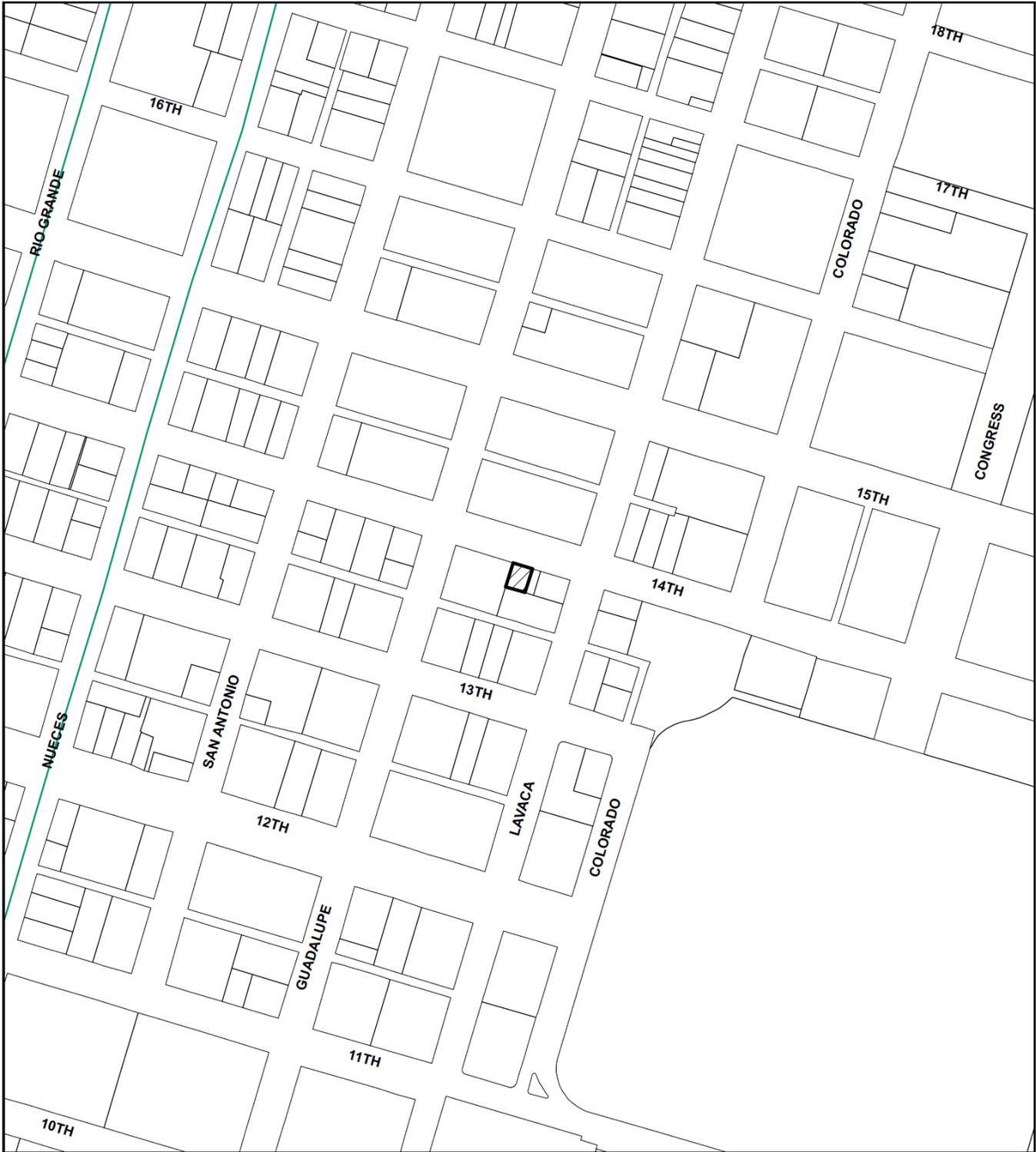
- 1) The building is more than 50 years old.
- 2) The building has moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not appear to meet two criteria:
  - a. Architecture. The building is a good example of a Craftsman-style bungalow with compatible alterations.
  - b. Historical association. The property does not appear to have significant historical associations.
  - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive reuse, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of 8.5 x 11” photographs of all elevations printed on photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: GF 21-103644  
 LOCATION: 303 W 14TH STREET



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**PROPERTY INFORMATION**

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*Photos*



*HHM, Inc., Historic Resources Survey for Old Austin Neighborhood Association, 2019*

*Occupancy History*

City Directory Research, 2021

- 1959 Raven Plumbing Co.  
John M. Davis, owner
- 1957 John M. and Eula M. Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)  
Davis Grocery & Market (301 W. 14<sup>th</sup> Street)
- 1955 John M. and Eula Davis  
Raven Plumbing (303 W. 14<sup>th</sup> Street)  
Davis Cash Grocery and Market (301 W. 14<sup>th</sup> Street)
- 1952 John M. and Yula M. Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)
- Note: Joe A. Davis of 1504 W. 31<sup>st</sup> Street is proprietor of Davis Cash Grocery and Market (1401 Lavaca Street)
- 1949 John M. and Eula Davis, owners  
Raven Plumbing (303 W. 14<sup>th</sup> Street)
- 1947 Janet Simpson, renter  
Occupation not listed
- Note: John M. and Eula Davis lived at 802 W. Johanna St.; Raven Plumbing at 1606 ½ Lavaca St.
- 1944 Janet Simpson, renter  
Occupation not listed
- 1941 Dale L. and Lula M. Elsner, renters  
D.L. Elsner's Service Station (1308 Lavaca Street)
- 1939 Dale L. and Lula M. Elsner, renters  
D.L. Elsner's Service Station (1308 Lavaca Street)
- 1937 Thomas F. and Lula Justice, renters  
Traveler
- 1935 Thomas F. and Lula Justice, renters  
Traveler
- 1932 J. R. and Verna Griffin, renters  
Assistant actuary, State Board of Insurance Commissioners
- 1929 Lee and Lula Hawkins, renters  
Clerk, State Land Office
- 1927 Address not listed

*Biographical Information*

**ELSNER:** Mrs. Dale Elsner died in a local hospital Thursday afternoon. She is survived by her husband and one son, Dale Elsner Jr., both of Austin; her mother, Mrs. Etta Swenson; two brothers, Roland and Johnnie Swenson, all of Austin. Funeral services will be held at the Cook Funeral Home Saturday at 3 p. m. with Dr. Kenneth Pope, assisted by the Rev. Paul F. Rosell officiating. Pallbearers will be L. G. Dement, John L. Dement, Leon Moffett, Sharan Dahlstrom, F. G. Swenson and R. L. Swenson. Burial will be in Oakland Cemetery.

*Obituary for Lula Elsner, The Austin Statesman, May 9, 1947*

**E. RAVEN**

PLUMBING AND SEWER REPAIR WORK

Stoves, Stove Boards, Pipe, Elbows and Dampers

STOVE SETTING

All Work Guaranteed

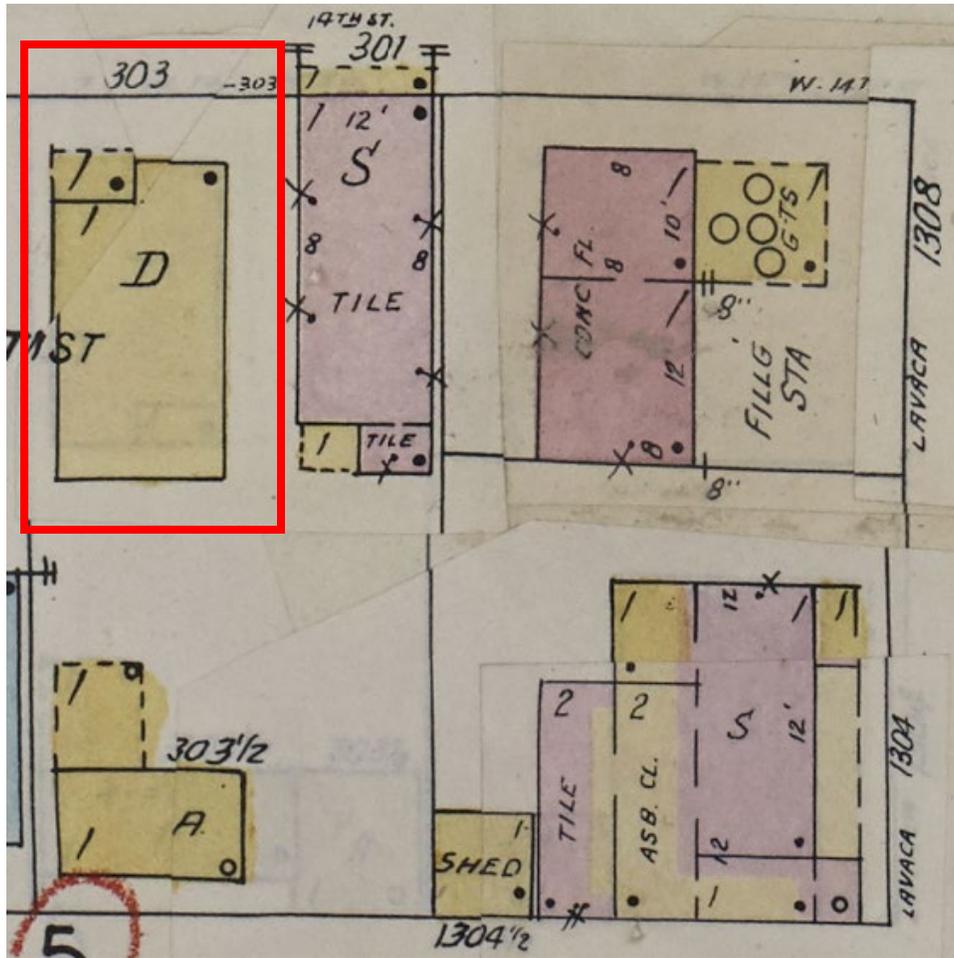
Phone 6763      1403 Lavaca Street      Austin, Texas

*Advertisement for Raven Plumbing, The Austin Statesman, May 6, 1923*

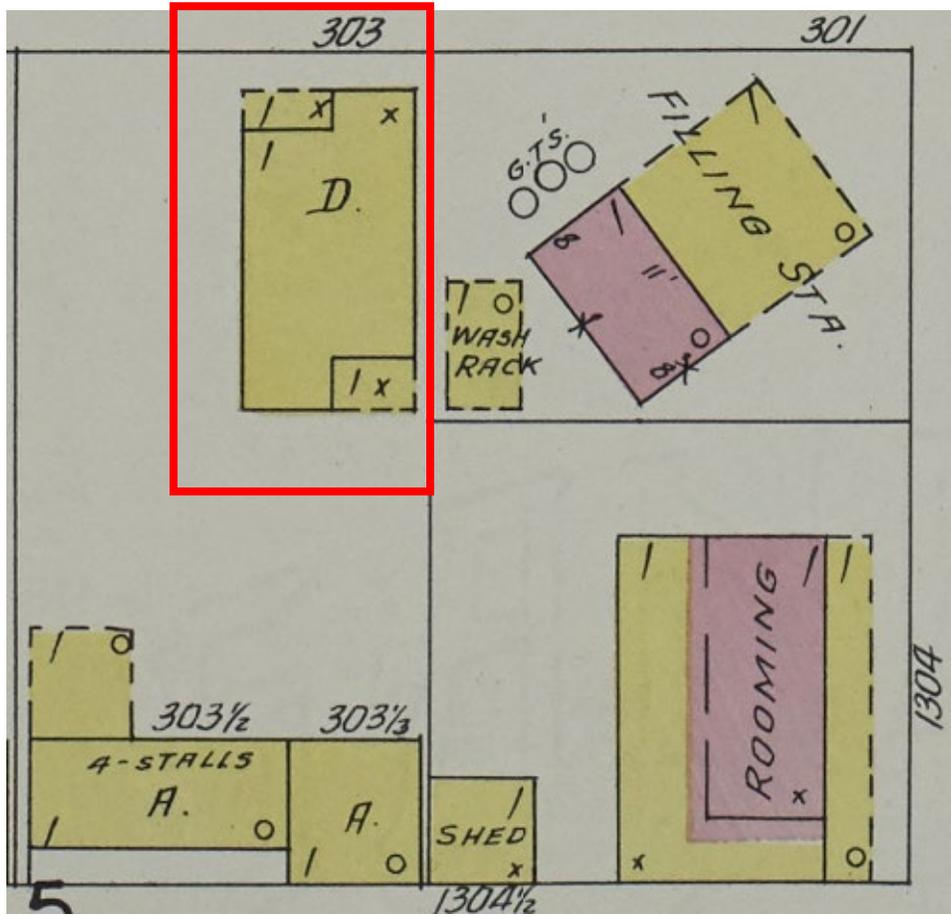


Sanborn Fire Insurance Maps

Source note: Sanborn Maps are from the Library of Congress, <https://www.loc.gov/collections/sanborn-maps/>.



Sanborn Fire Insurance Map, 1935-1961, vol. 1, sheet 18



Sanborn Fire Insurance Map, 1935, sheet 18

Permits

SANITARY SEWER SERVICE PERMIT

No. 25007

Austin, Texas

Received of owner Date 8/16/1948

Address 303 W. 14th.

Amount \$ \_\_\_\_\_

Builder or Owner John M. Davis Plumber \_\_\_\_\_

Lot 9 & 17' of 8 Block 157 Subdivision \_\_\_\_\_ Plat No. 1

remodeled 11/14/1961

Date of Connection 9/3/1948

By City 11' E/WLL

By Plumber \_\_\_\_\_

Checked By \_\_\_\_\_

Size Main 8" Depth 8'

Main Assign. in alley

Stub Depth \_\_\_\_\_ Prop. Line 3'

Stub Location \_\_\_\_\_

Book No. B-527

new plbg. conn to old 11/4/1965

Paving Cut \_\_\_\_\_ No. \_\_\_\_\_

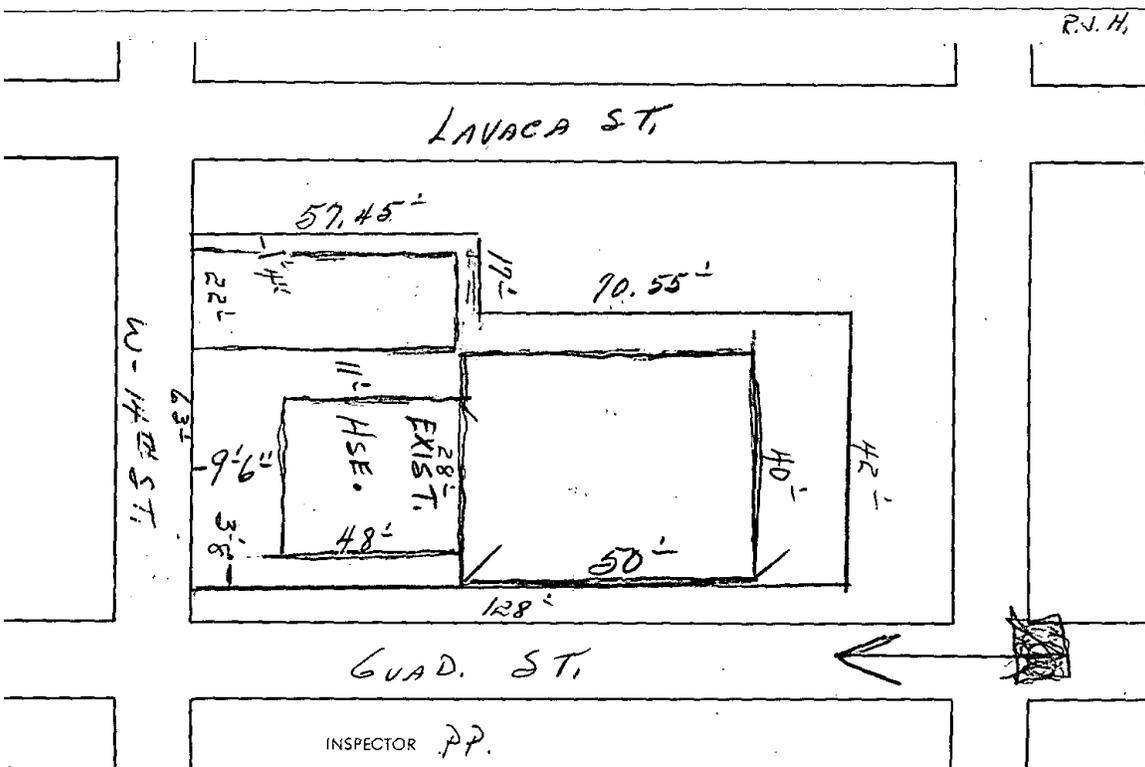
No. Fittings	Size	Price
18' pipe	4" con	2.16
pipe		
Wyes		
2 Bends	1.20	
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
1 Other	lap	.25
12 hrs. comp		6.00
1 hr. 1.90 hr. truck		.40
Labor:		32 hrs. 21.12

Sewer tap permit, 1948

ADDRESS: 303 W. 14 <sup>TH</sup> ST.				PERMIT 97082		PLAT 1		
LOT: 9 of Part of 8			BLOCK 156		SUB. Original City			
FIRE ZONE 1			USE DIST: C-3		OCCUPANCY: Workshop & Storage			
CALL 9-9-65		LAYOUT		FRAMING OK		FINAL		ROOF OVERHANG
9-13		PRINC. BLDG. ACC. BLDG. /		PRINC. BLDG. ACC. BLDG. 12-29-65		PRINC. BLDG. ACC. BLDG.		PRINC. BLDG. 0
FOUNDATION		FLOOR JOIST SIZE & O.C. 2x12 16"		NECESSARY BLDG. CONN.				ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C. 2x12 16"		ROOM VENTILATION		✓		PAVED PARKING 4 4
TOTAL & MIN. SIDE YD. 0" 2" OK GAM.		STUD SIZE & O.C. 2x4 16"		STAIRS REQ. & NO.				
SIDE STREET YARD		MASONRY WALL 8" CONC. BILLS		ATTIC FIRE STOPS REQ.				

OWNER: JOHN DAVIS CONTRACTOR: Roy - Thomas Bros. PA-EV-52163

40'x50' BATHS TO BE VENTED - 4 PKG. SPES OFF ALLEY Council  
 OUR PLAT SHOWS LOT TO BE 46' THEREFORE L.O. WAS OK'D - BY GAM.



INSPECTOR P.P.

Inspection for water tap permit, 1965

LDT - N 57.45 V 46.07  
 2ND 29X 57.45 21.5  
 136.0016 157  
 SECC 1

## WATER SERVICE PERMIT

Austin, Texas

E No. 45516

Received of THOMPSON BROS Date 11-12-65  
 Address 303 W. 14th STREET  
 Amount FIFTH Size of Tap 5/8" 80  
 Plumber \_\_\_\_\_

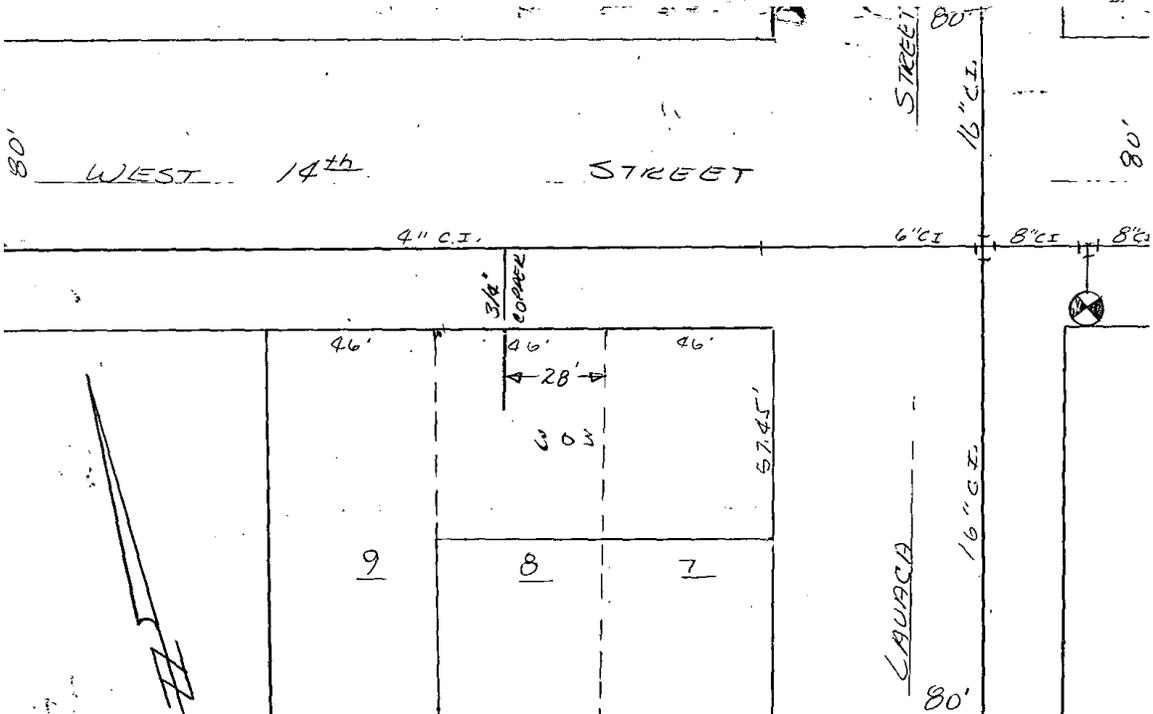
**VOID**

COMMERCIAL WATER

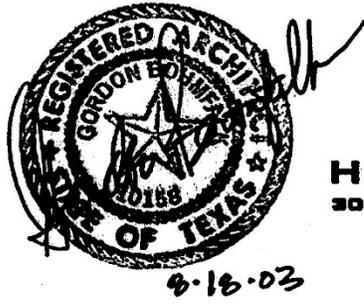
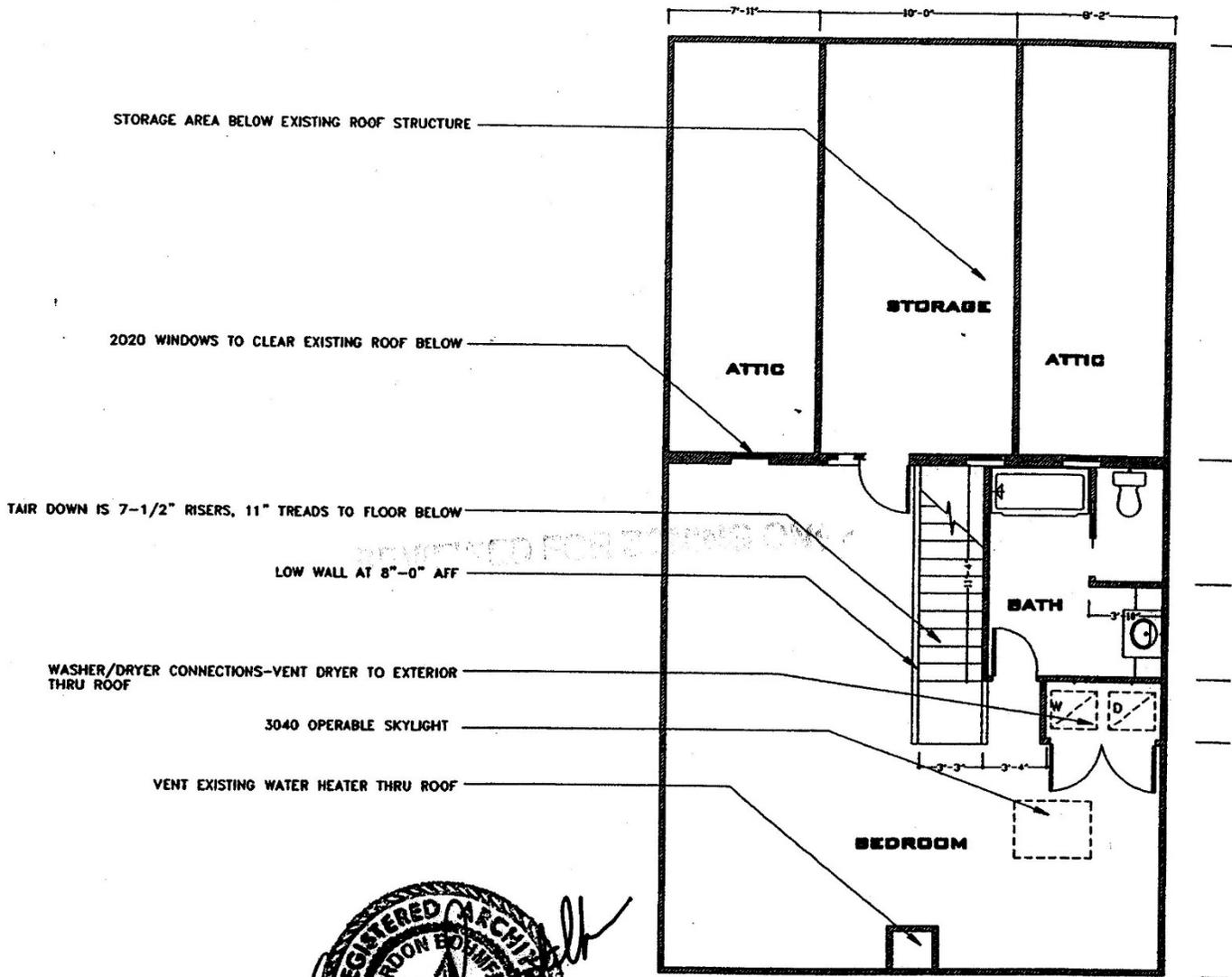
Date of Connection \_\_\_\_\_  
 Size of Tap Made \_\_\_\_\_  
 Size Service Made \_\_\_\_\_  
 Size Main Tapped \_\_\_\_\_  
 From Front Prop. Line to Curb Cock \_\_\_\_\_  
 From Prop. Line to Curb Cock \_\_\_\_\_  
 Location of Meter \_\_\_\_\_  
 Type of Box \_\_\_\_\_  
 Depth of Main in St. \_\_\_\_\_  
 Depth of Service Line \_\_\_\_\_  
 From Curb Cock to Tap on Main \_\_\_\_\_  
 Checked by Engr. Dept. \_\_\_\_\_

**ORDINANCE #8705071**

No. Fittings	Size
_____	Pipe
_____	Corp. Cock
_____	Cop. to Iron ell
_____	Cop. to Cop. ell
_____	Cop. to Iron Coupling
_____	Cop. to Cop. Coupling
_____	Angle Stop
_____	Stop
_____	Bushing
_____	Nipples
_____	Service Clamp
_____	Valve
_____	Meter Box
_____	Lock Lid
_____	Drain Tile
_____	Drain Tile Lid
_____	Stop & Drain
_____	Job No.
_____	Foreman



Water tap permit, 1965

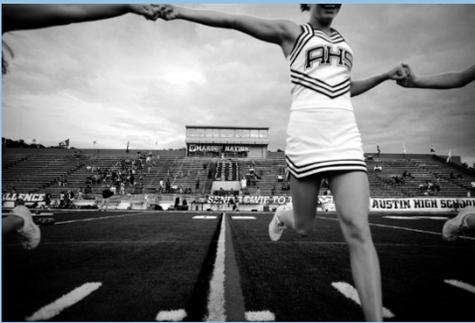


**SECOND LEVEL FLOOR PLAN**  
**HOUSEY REMODEL/ADDITION**  
 303 WEST 14TH STREET AUSTIN, TEXAS 78701

*Plan for second-story addition, 2003*

# Historic Resources Survey for Old Austin Neighborhood Association

June 26, 2020



Prepared for  
Old Austin Neighborhood  
Association

Prepared by  
HHM & Associates, Inc.  
Austin, Texas

**TEXAS HISTORICAL COMMISSION**

**HISTORIC RESOURCES SURVEY FORM**

PROJECT # 1760-Downtown Austin  
 County Travis  
 Address 303 W 14 St

HHM ID 112080  
 City Austin

**SECTION 1**

**Basic Inventory**

Current Name N/A

Historic Name N/A

**Owner Information:**

Name PALMER G J JR  
 Address 303 W 14TH STREET City AUSTIN  
 State TX Zip 78701

**Geographic Location:** Latitude: 30.276599099999999 Longitude: -97.742835700000001

Online map available by copying and pasting url below into web browser  
<https://www.google.com/maps/place/30.276599099999999,-97.742835700000001>

Legal Description (Lot/Block): LOT 2 BLK A OLD CITY SUBD

Appraisal District ID 199833 Year

**Property Type:** Building

**Current Designations:**

**Architect:** Unknown or N/A **Builder:** Unknown or N/A

**Construction Date:** ca. 1925 (source: City Directory, 1935 Sanborn)

**Function**

**Current Use:** Residential

**Historic Use:** Residential

**Images**

Recorded by: HHM & Associates, Inc., Austin, Texas

Date Recorded: Thu, 21 Nov 2019



To view hi-res image: [click here](#)

To view hi-res image: [click here](#)

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**SECTION 2**

**Architectural Description**

**General Architectural Description:**

The historic resource at 303 W 14 St is a one-story single-family house that was built in ca. 1925. The property was originally built for residential purposes and its use remains unchanged.

**Alterations/modifications**

Additions: Rear addition, Multiple additions

Relocated, specify date, former location and information of interest:

**Classification**

Type	Plan	Stylistic Influence
Single-family house	Bungalow	Craftsman

**Physical Characteristics**

Roof
Form: Front-gabled                      Materials: Asphalt shingles

Wall
Exterior material(s): Wood, Concrete Masonry Units

Door(s) Primary
Single door(s) primary entrance

Windows
Double-hung

Porches/Canopies
Partial width, Gable roof    Porch feature(s): Wood box columns

Other exterior features

Ancillary Buildings

Landscape/Site Features
Landscape feature(s): Fencing

**TEXAS HISTORICAL COMMISSION**

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PROJECT # 1760-Downtown Austin  
 County Travis  
 Address 303 W 14 St

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 City Austin

**SECTION 3**

**Historical Information**

**Associated Historical Context:**

**Occupant History:** 1920(22): Not listed; 1925(27): Hawkins, Lee (r); 1930: Hawkins, Lee; 1935: Justiss, T. F.; 1940: Elsner, Dale L.; 1945: Simpson, Janet; 1950(49): Davis, John M. (o) and Raven Plumbing; 1955(54): Davis, John M. (o) and Raven Plumbing; 1960(59)-1970: pending re-opening of AHC

**History Notes:**

**Applicable National Register (NR) Criteria: C**

- A - Associated with events that have made a significant contribution to the broad pattern of our history
- B - Associated with the lives of persons significant in our past  
Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or
- C - possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D - Has yielded, or is likely to yield, information important in prehistory of history

**Areas of Significance:** Architecture

**Period(s) of Significance:** 1925

**Level of Significance:** Local

**Integrity:**

Aspects Retained:

Integrity notes: Alterations compatible

**NRHP Evaluation:**

Recommendation: Individually eligible for NRHP

District Name: N/A

Status in District: N/A

Justification: Possesses integrity and significance

**Local Historic Evaluation:**

Recommendation: Not eligible for local designation

District Name: N/A

Status in District: N/A

Justification: Lacks significance

**Prior Survey Documentation:**

Survey Name(s): HHM 1984 Survey: Site No: J-23-355; Est Date: 1920; Materials: frame; City Scan: CHBS 2018 - Form: Residential/Detached/Duplex; Estimated Date: 1917; Style: Craftsman; Integrity Score: 3

Survey Notes:

end